

SECTION 1  
**RESIDENTIAL DISTRICTS**

12.01 **MF-1 - MULTIPLE FAMILY DISTRICT – 1 (Z2000-0010)**

12.02 **GENERAL PURPOSE AND DESCRIPTION:**

The MF-1 District is an attached residential district intended to provide a residential density of fifteen (15) dwelling units per net acre. The principal permitted land uses will include multifamily dwellings, garden apartments, condominiums and townhomes. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent to a Major Thoroughfare.

12.03 **PERMITTED USES:**

- A. Uses permitted in the MF-1 District are outlined in Article II, Section 3.
- B. Single-Family Residential development at the standards set forth in Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4, and/or Single-Family-5 (Article III, Sections 2.0 through 7.0).
  - 1. When a Multifamily zoning district is developed as Single-Family Residential and is adjacent to a Single-Family Residential zoning district(s), the first two rows of lots shall be developed to standards not more than two Single-Family Residential zoning districts more dense than the adjacent Single-Family Residential zoning district(s).

12.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard**

- a. Adjacent to a Townhouse, Duplex, or Single-Family zoning district or area shown on Future Land Use Plan for Single Family Residential:

One-Story	Fifty (50) feet
Two-Story	Fifty (50) feet
Three-Story	One hundred fifty (150) feet

- b. Adjacent to a Nonresidential or Multifamily zoning district or area shown on the Future Land Use Plan as Nonresidential or Multifamily:

One-Story	Twenty Five (25) feet
Two-Story	Twenty Five (25) feet
Three-Story	One hundred (100) feet Fifty (50) feet along the Dallas North Tollway for existing Multifamily zoning as of May 1, 2001.

**2. Minimum Side Yard:**

- a. Adjacent to a Residential zoning district or Planned Development district that allows Residential or an area designated as Single Family Residential, excluding Multifamily, on the Future Land Use Plan.

One-StoryOne-Sto	Fifty (50) feet Detached accessory buildings and garages can be reduced to twenty five (25) feet
Two-Story	Seventy five (75) feet Setbacks for two-story buildings can be reduced to fifty (50) feet if adjacent to a golf course or a Major Creek provided that a minimum setback from a Single-Family lot line of one hundred fifty (150) feet is maintained.
Three-Story	One hundred fifty (150) feet

- b. Adjacent to a Nonresidential or Multifamily zoning district or Planned Development district that allows Nonresidential or Multifamily development.

One-StoryOne-Sto	Twenty five (25) feet
Two-Story	Twenty five (25) feet
Three-Story	One hundred (100) feet

**3. Minimum Rear Yard:**

- a. Adjacent to a Residential zoning district or Planned Development district that allows Residential, or an area designated as Single Family Residential, excluding Multifamily, on the Future Land Use Plan.

One-Story	Fifty (50) feet Detached accessory buildings and garages can be reduced to twenty five (25) feet
Two-Story	Seventy-five (75) feet. Setbacks for two-story buildings can be reduced to fifty (50) feet if adjacent to a golf course or a Major Creek provided that a minimum setback from a Single-Family lot line of one hundred fifty (150) feet is maintained.
Three-Story	One hundred fifty (150) feet

- b. Adjacent to a Nonresidential or Multifamily zoning district or Planned Development district that allows Nonresidential or Multifamily development.

One-Story	Twenty five (25) feet
Two-Story	Twenty five (25) feet
Three-Story	One hundred (100) feet

**B. Size of Lots:**

1. **Minimum Lot Area** - Five (5) acres unless otherwise specified within a Planned Development or other zoning district. Areas zoned Multifamily that are developed to Single-Family standards must meet lot areas as described in Article III Sections 2.0 through 7.0. Properties that are zoned Multifamily which are less than five (5) acres prior to the effective date of this Ordinance are exempt from this requirement.
2. **Minimum Lot Width** - Eighty (80) feet
3. **Minimum Lot Depth** - One hundred twenty (120) feet

**C. Minimum Dwelling Area:**

1. One bedroom: Six hundred fifty (650) square feet
2. Two bedroom: Nine hundred (900) square feet
3. Each additional bedroom over two (2) will require an additional one hundred fifty (150) square feet of dwelling area (See Article IV, Section 9.02).

**D. Maximum Height Regulations:**

One-story	Thirty (30) feet for any portion of the building
Two-Story	Forty (40) feet for any portion of the building
Three-Story	Fifty (50) feet for any portion of the building

**E. Maximum Lot Coverage:**

Fifty (50) percent total including main and accessory buildings.

**F. Maximum Density:**

Fifteen (15) dwelling units per net acre.

**G. Other Applicable Regulations:**

1. Accessory Building and Use Regulations, Article IV, Section 7.0
2. A meandering sidewalk is required adjacent to a public street unless otherwise approved by the Director of Planning or designee.
3. Unless otherwise approved by the Director of Planning or designee, above ground storm water detention is prohibited within required landscape areas and open space areas unless associated with a lake or body of water that has a constant pool elevation. These detention areas are subject to approval by the Engineering Department and shall be

designed to be an amenity for the property that allows the required volume of storm water to raise the water surface elevation for the duration of the storm.

4. Special and Additional Supplementary Regulations, Article IV, Section 9.0
5. Off-Street Parking Requirements, Article IV, Section 4.0
6. Screening Fences and Wall Standards, Article IV, Section 5.0. Set in place wall panel construction methods are prohibited in conjunction with Multifamily developments proposed after the effective date of this Ordinance. Repairs to existing projects will be permitted with the addition of galvanized metal supports being added to the area being repaired. Thin walls are permitted in conjunction with Multifamily development, and shall be constructed over a concrete footing (grade beam) or a galvanized steel angle iron with four (4) inch by twelve (12) inch concrete mow strip beneath.
7. Gated or ungated pedestrian connections will be provided to adjacent schools, parks, and nonresidential developments.

#### 12.05 **REFUSE FACILITIES:**

Each refuse facility shall be screened from view on three (3) sides from persons standing at ground level on the site, or immediately adjoining property by a masonry wall not less than six (6) feet, nor more than eight (8) feet, in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies using a fifteen (15) foot inside turning radius with a thirty (30) foot approach. Trash dumpsters shall be located a minimum of fifty (50) feet from a Residential apartment building and one hundred (100) feet from an adjacent Residential district boundary line. Dumpsters shall have a minimum six (6) foot wall enclosure with an evergreen screen around the perimeter. Trash compactors shall be located a minimum of fifty (50) feet from Residential apartment buildings and have an eight (8) foot wall enclosure with an evergreen living screen around the perimeter. Compactors are to be a minimum of one hundred fifty (150) feet from other Residential district boundary lines.

Properties consisting of thirty (30) or more total dwelling units shall, in addition to refuse facilities, construct recycling facilities suitable to hold the capacity for the on-site recycling programs. Recycling facilities will meet the same setback criteria as refuse facilities.

#### 12.06 **AMENITIES**

A minimum of four (4) of the following will be incorporated into each Multifamily development:

- Day care (on-site) (requires Specific Use Permit)
- Exercise facility
- Gazebo
- Improved picnic areas
- Jogging trail
- Lake with constant water level (minimum size of 0.5 acres)
- Playground tot lot
- Putting green
- Sport courts and fields (volleyball, baseball, tennis etc.)
- Swimming Pool
- Theater
- Others as approved by City staff

**12.07 OPEN SPACE AND COMMON BUILDING REQUIREMENTS:**

Each lot or parcel of land developed under the MF-1 standards shall provide open space at a rate of twenty five (25) percent.

- A. Planned Development Districts: For Planned Development Districts with Multifamily zoning, open space shall be provided in accordance with Comprehensive Zoning Ordinance No. 00-11-01, as it currently exists or may be amended, unless otherwise described in the PD requirements.
- B. A common building (e.g. clubhouse, leasing office, etc...) must be constructed to a usable size at a rate of twelve (12) square feet of air-conditioned space for each unit in the complex. This common building shall include one (1) meeting room with a minimum size of one thousand (1,000) square feet.
- C. Area Requirements:
  - 1. The open space shall have a maximum slope not exceeding ten (10) percent.
  - 2. The open space shall have a minimum dimension of not less than thirty (30) feet.
  - 3. Of the required open space, fifteen (15) percent or twenty thousand (20,000) square feet, whichever is greater, shall be arranged or located in a contiguous mass. This contiguous mass must be located within the required open space. Flood plain used for open space may receive full credit for that portion that is maintained in its natural state. Floodplain that is reclaimed and used for open space shall receive a 50% credit toward open space. Required perimeter landscaping will not count toward open space.
  - 4. At the time of preliminary site plan approval, the Planning & Zoning Commission may give full or partial credit for open areas that exceed the maximum slope, which are otherwise unusable, or which are less than the required twenty thousand (20,000) square feet specified in Article III, Section 12.07(C)(3). These areas must be determined to be environmentally or aesthetically significant and/or an enhancement to the development or the area (ZA2002-0021).
  - 5. A table showing square footage of each use and/or area is required on the final site plan and landscape plan. The required table should include required and provided open space and indicate credit for each use or area.
- D. Credits:
  - A 2:1 square foot credit may be applied for each square foot utilized for:
    - a. Swimming pools and adjacent decks, patios or lounge within ten (10) feet of a pool; and
    - b. Developed and equipped children's play areas; and
    - c. Jogging trails.
  - A 1:1 square foot credit may be applied for each square foot utilized for:
    - a. Multi-use areas such as sports courts and fields (tennis, volleyball, etc.); and
    - b. Usable portions of recreational buildings or common buildings.
- E. Landscaping:
  - 1. All required landscaping must be located within the required open space, exclusive of required perimeter or parking landscaped areas.

2. One (1) Large Tree, three (3) inches in caliper, shall be provided per three thousand five hundred (3,500) square feet of required open space. The alternative to one Large Tree is three (3) Ornamental Trees each being two (2) inches in caliper, however the same number of total caliper inches will be provided. Trees are to generate quantities for plantings; a fewer number of trees can be planted where larger trees are provided. The approved landscape plan must include the quantity and the size of the trees in the open space.

#### 12.08 **BUILDING ORIENTATION AND CONSTRUCTION:**

- A. Parking is only allowed between the building and a public street when located at or beyond the required landscape setback and screened with a headlight screen of earthen berms and/or a row of shrubs. Parking between the building and a public street is also subject to tree planting requirements specified in Article III, Section 12.09(B). Buildings with enclosed garages, when adjacent to a public street, must face garage doors internally to the development. Garage doors may not face a public street.
- B. No detached garages may be located between residential buildings and a public street. Structured parking garages consisting of more than one (1) level must meet appropriate building setbacks as specified in Article III, Section 12.04(A).
- C. Cementitious fiberboard is allowed for architectural detailing and exterior trim work.
- D. Building Design
  1. Except for windows, doors and garage doors, the exterior of all building elevations shall be one hundred (100) percent masonry. Cementitious fiberboard may be used for areas not considered conducive for masonry, as determined by the Building Official, and architectural features, including but not limited to bay windows, dormers, chimneys not part of an exterior wall, and gables with an areas of less than ten (10) square feet.
  2. Exterior Finish Insulation Systems (EFIS) are allowed as an alternative to stucco construction. These construction methods are limited to areas ten (10) feet above the average finish grade and may not exceed twenty (20) percent of any one (1) building facade.
  3. Flat primary roofs are prohibited.
  4. Except for decorative windows, transoms, and side lights, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size.
  5. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be screened with architectural features to avoid a direct view of a stairwell from public streets and open space.
  6. All Multifamily buildings must use four (4) or more of the following architectural features:
    - Awnings/Canopies
    - Balconies

- Dormers
- Offsets within each building (minimum twenty (20) feet to receive credit)
- Patio
- Porches
- Stoop
- Varied roof height in building (minimum ten (10) foot difference)
- Others as approved by City staff

7. A façade plan evidencing compliance with (a) the prototypical design of each building style and (b) Article III, Section 12.08(D)(6) shall be submitted with the site plan. Buildings may not face each other and have the same facade and/or architectural features, except as otherwise approved by the Director of Planning or designee.
8. The Director of Planning, or designee, will review all facade plans for compliance with this Ordinance regulations. Appeals of façade plans will be forwarded to the Planning and Zoning Commission. The applicant, Director of Planning or, two (2) Planning and Zoning Commissioners can request an appeal. The Planning and Zoning Commission's decision can be appealed to the City Council by the applicant, Director of Planning or two (2) City Council members. The City Council's decision is final.

E. Building Orientation

1. The residential building angle to public streets and Single-Family zoning districts will be between a minimum of twenty (20) to a maximum of seventy (70) degrees, unless parking is provided between the building and the street.
2. As an alternative to angling the buildings along the public street, adjacent buildings may be offset a distance equal to 1/2 the width of the building closest to the street, not to be less than thirty (30) feet.
3. Mailrooms or mail kiosks shall be one hundred (100) percent masonry and constructed of the same materials as the main structure. The mailrooms or mail kiosk can be incorporated into another building or they must be separated from all other buildings by a minimum of twenty (20) feet.

F. Structure Separation – Multifamily structures on the same parcel shall have the following minimum distance between structures:

1. From main structure to main structure with walls that have openings for doors or windows on facades facing each other:
  - a. Face to Face: fifty (50) feet
  - b. Face to End: thirty (30) feet
  - c. Corner to Face or End: thirty (30) feet
  - d. End to End: thirty (30) feet
2. From main structure to main structure with walls that do not have openings, the minimum distance between structures is twenty (20) feet for one- and two-story buildings and thirty (30) feet for three-story buildings.

3. From main structure to accessory buildings or pools, the minimum distance between structures is twenty (20) feet.
  4. From main structure to free standing garage building, the minimum distance between structures is thirty (30) feet
- G. Structure Separation – A Multifamily structure on a parcel of land shall not be closer than a distance of fifty (50) feet to any Nonresidential building, excluding garages, on an adjacent property.

#### 12.09 **PARKING AND CIRCULATION STANDARDS**

- A. Garages, when provided, shall be one hundred (100) percent masonry and be constructed of the same materials as the main structure. The garage may be part of the dwelling structure. Garage parking can only be counted toward required parking if the garage is attached to, and directly accessed from, the apartment unit that it serves through an internal doorway. Additional garage parking can be provided, but will not count towards required parking calculations. Garages shall be set back a minimum of eight (8) feet from the circulation aisle. The garage shall not be used for storage, thereby prohibiting the parking of an operable vehicle.
- B. Other parking requirements:
1. Parking located between the building and a public street shall be at or beyond the required landscape setback and requires a Large Tree every five (5) parking spaces along the first row of parking and a head light screen in addition to perimeter landscaping requirements.
  2. Sub-grade parking under all or a portion of the building will not count against building height if half or more of sub-grade parking is below the average finish grade of the first floor.
  3. When provided, trailer and recreational vehicle parking shall be limited to specific areas as designated on the approved site plan. Trailer and RV parking spaces shall be ten (10) feet by twenty-five (25) feet. These spaces shall be specifically called out on the site plan in an area behind the building line. A solid living screen shall be placed around the specified area.
  4. Deadend drive aisles shall have a maximum of ten (10) parking spaces.
  5. Mail Kiosk shall have a minimum of five (5) of the required parking spaces for the development within fifty (50) feet, unless a drive-through facility is provided.
  6. Enclosed garage parking spaces shall be a minimum of ten by twenty (10 x 20) feet.
  7. Tandem parking spaces only count toward required parking when located in front of a detached garage. Tandem parking spaces shall be a minimum of nine by twenty (9 x 20) feet.
  8. First parking space on all drives intersecting a public street shall be a minimum of fifty (50) feet from the public street.



ARTICLE III - ZONING DISTRICTS  
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9. Driveways within the apartment complex must be configured to decrease speed and shall have a maximum of five hundred (500) feet in a straight length without an offset of a minimum of thirty (30) feet, unless otherwise approved by the Director of Planning or designee.
10. Access to a public street in a Single-Family neighborhood will be limited access and will not function as a primary access point for the complex.
11. Access to Single-Family alleys is prohibited.
12. Direct or indirect access to a median opening where located on divided thoroughfare is required.